

THE CORPORATION OF THE TOWN OF CALEDON  
BY-LAW NO. [By-law Number Inserted by Town]

Being a by-law to amend Comprehensive Zoning By-law 2006-50, as amended, with respect to the lands legally described on Schedule “B” of this By-law 2024-XXXX and bound by Healey Road to the north, Humber Station Road to the east, the proposed Highway 413 to the south and The Gore Road, and the Greenbelt Plan to the west, within,  
Town of Caledon, Regional Municipality of Peel.

**WHEREAS** Section 34 of the Planning Act, as amended, permits the councils of local municipalities to pass zoning by-laws for prohibiting the use of land or the erecting, locating or using of buildings or structures for or except for such purposes as may be set out in the by-law;

**AND WHEREAS** the Council of The Corporation of the Town of Caledon considers it desirable to pass a zoning by-law to permit the use of lands bound by Healey Road to the north, Humber Station Road to the east, the proposed Highway 413 to the south and The Gore Road, and the Greenbelt Plan to the west within the Town of Caledon, Regional Municipality of Peel, for mixed use, residential, and community purposes.

**NOW THEREFORE** the Council of The Corporation of the Town of Caledon enacts that By-law 2006-50 as amended, being the Comprehensive Zoning By-law for the Town of Caledon, shall be and is hereby amended as follows:

- 1. By adding the following subsections to Section 13 – EXCEPTIONS.
  - a. Notwithstanding any other provisions of By-law 2006-50, the following provisions shall apply to the lands as shown on Schedule “A” of this By-law 2024-XXXX. All other provisions, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.
  - b. The following is added to Table 13.1:

Zone Prefix	Exception Number	Permitted Uses	Special Standards
RMD	X1	<ul style="list-style-type: none"><li>- Additional Residential Unit</li><li>- Art Gallery</li><li>- Artist Studio &amp; Gallery</li><li>- Bakery</li><li>- Building, Apartment</li><li>- Building, Mixed Use</li><li>- Business Office</li><li>- Clinic</li><li>- Convenience Store</li><li>- Drive-Through Service Facility</li><li>- Dry Cleaning or Laundry Outlet</li><li>- Dwelling, Back-to-Back Townhouse</li><li>- Dwelling, Common Element Townhouse</li><li>- Dwelling, Freehold Townhouse</li><li>- Dwelling, Townhouse</li><li>- Dwelling, Stacked Townhouse</li></ul>	<p><b>DEFINITIONS</b></p> <p><b>Angular Plane</b> means an imaginary, angled plane extending above the entirety of a lot through which no portion of a building or structure can encroach in order to limit impacts of the building on adjacent areas. The location, angle, and height of the angular plane shall apply as identified in the applicable zone category.</p> <p><b>Dwelling, Stacked Townhouse</b> means a building containing more than 4 dwelling units, each dwelling unit being separated from the other vertically and horizontally and each dwelling unit having a private entrance from outside.</p> <p><b>Non-Market Housing</b> means housing that is owned or subsidized by government, a non-profit society, or a housing cooperative; whereby it is not solely market driven.</p> <p><b>Podium</b> means the base of an apartment dwelling or mixed use building consisting of a base and a tower above the base where</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<div><div></div><div><ul style="list-style-type: none"><li>- Dwelling Unit</li><li>- Farmers’ Market</li><li>- Financial Institution</li><li>- Funeral Home</li><li>- Grocery Store</li><li>- Hotel</li><li>- Laundromat</li><li>- Library</li><li>- Long Term Care Facility</li><li>- Merchandise Service Shop</li><li>- Motel</li><li>- Multiplex</li><li>- Non-Market Housing</li><li>- Park</li><li>- Parking Area, Commercial</li><li>- Parking Area, Municipal</li><li>- Personal Service Shop</li><li>- Place of Assembly</li><li>- Place of Entertainment</li><li>- Place of Worship</li><li>- Private Club</li><li>- Restaurant</li><li>- Retail Store</li><li>- Seniors Retirement Facility</li><li>- Sales, Service and Repair Shop</li><li>- School</li><li>- Stormwater Management Facility</li><li>- Training Facility</li></ul></div></div>	<div><p>the base differs from the point tower by being wider in length or width, or both.</p><p><b>Tower</b> means the portion of an apartment building or mixed use building above the podium of a building.</p><p><b>Outdoor Amenity Space</b> means outdoor space including a <i>balcony</i> or a roof area that is for the exclusive use of the occupants of a dwelling unit for their personal recreational or social activities.</p><p><b>ZONE STANDARDS</b></p><p><b>For Back Back-To-Back Townhouse Dwellings, Common Element Townhouse Dwellings, Freehold Townhouse Dwellings, Townhouse Dwellings And Stacked Townhouse Dwellings</b></p><p>The Zone Standards of the RM-X Zone shall apply.</p><p><b>For All Other Permitted Uses</b></p><p><b>Lot Area</b> (Minimum): N/A</p><p><b>Lot Frontages</b> (Minimum): Nil</p><p><b>Building Area:</b> 75%</p><p><b>Building Setback</b> (Minimum):</p><p><b>Front Yard:</b></p><p><i>Minimum:</i> Nil</p><p><i>Maximum:</i> 2m. A maximum of 25% of the building face can have a greater yard.</p><p><b>Exterior Side Yard:</b></p><p><i>Minimum:</i> Nil</p><p><i>Maximum:</i> 2m. A maximum of 25% of the building face can have a greater yard.</p><p><b>Rear Yard</b> (Minimum): 6m</p><p><b>Interior Side Yard</b> (Minimum):</p><p><i>From an Interior Side Lot Line:</i> 1.5m, except no interior side yard is required where abutting lots share an above grade common wall.</p><p><b>Building Height:</b></p><p><i>Minimum:</i> 2 storeys</p><p><i>Maximum:</i> 12 storeys</p><p><b>Landscaping Area</b> (Minimum): Nil</p><p><b>Planting Strip Widths</b> (Minimum):</p><p><i>Along an Interior Side Lot Line:</i> 1.5m</p><p><i>Along a Rear Lot Line:</i> 3m</p><p><b>Planting Strip Location:</b></p><ul style="list-style-type: none"><li>• A planting strip shall be required along any portion of a rear lot line and any portion of an interior side lot line which abuts the Mixed Density Residential “RMD-X2” Zone.</li><li>• A planting strip shall be required along each street line adjacent to a parking area.</li></ul><p><b>Driveway Setbacks</b> (Minimum):</p><p><i>From a Lot Line Abutting a Residential Zone:</i> 1.5m</p><p><i>From Any Other Lot Line:</i> Nil</p><p><b>Parking Space Setback</b> (Minimum):</p></div>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><i>From Any Lot Line Abutting a Residential Zone:</i> 3m. Parking is only permitted in the rear yard, or underground, or within a parking garage.</p> <p><i>From Any Other Lot Line:</i> 1.5m. Parking is only permitted in the rear yard, or underground, or within a parking garage.</p> <p><b>ADDITIONAL PROVISIONS</b></p> <p><b>For Non-Market Housing</b></p> <p>The provisions of this By-law shall not apply to prevent the use of any land, building or structure in a <i>Residential Zone</i> for <i>Non-Market Housing</i> provided that such use, building or structure complies with the standards of the Zone in which it is located.</p> <p><b>For Apartment Buildings And Mixed Use Buildings</b></p> <p>i. The minimum separation distance between buildings that are 6 storeys or less that face each other with windows on the facing walls shall be 15 metres.</p> <p>ii. The minimum separation between a building and an internal <i>driveway</i> shall be 3.0 metres.</p> <p>iii. The minimum separation distance between the tower portions of <i>apartment buildings</i> and <i>mixed use buildings</i> that face each other with windows on the facing walls shall be 25 metres.</p> <p>iv. The minimum setback of the tower component of an <i>apartment building</i> and <i>mixed use building</i> shall be 12.5 metres to a property line that is not the street.</p> <p>v. The maximum size of the floor plate of a tower component of an <i>apartment buildings</i> and <i>mixed use buildings</i> above a podium shall be 750 m2.</p> <p>vi. In no case shall a parking area be permitted between a building and the front lot line.</p> <p>vii. The maximum building length facing the front lot line shall be 60 meters.</p> <p>viii. The minimum height of the <i>first storey</i> for all non-residential uses shall be 3.5 metres.</p> <p>ix. Where buildings are 8 storeys or more in height, a podium shall be provided and the tower portion of the building shall be set back a minimum of 3 metres from the outer edge of the exterior wall of the podium. Podiums shall have a minimum height of 3 storeys and a maximum height of 6 storeys.</p> <p>x. Where the rear yard of a lot containing a building abuts a lot in the Mixed Density Residential “RMD-</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p>X2” Zone the building height above 12 metres shall be limited by a 45-degree angular plane measured from a height of 12 metres from finished grade at the 7.5 metre setback from an adjoining Mixed Density Residential “RMD-X2”.</p> <p>xi. Where the side yard of a lot containing a building abuts a lot in the Mixed Density Residential “RMD”, the building height above 12 metres shall be limited by a 45-degree angular plane measured from a height of 12 metres from finished grade at the 3 metre setback from an adjoining Mixed Density Residential “RMD-X2”.</p> <p>xii. The minimum depth of a balcony shall be 1.2 m.</p> <p>xiii. A minimum common amenity space of 5m per dwelling unit shall be provided.</p> <p><b>For Commercial Uses, Including Those Within Mixed Use Buildings</b></p> <p>i. The maximum elevation of the floor of the <i>first storey</i> above <i>finished grade</i> at the primary entrance door shall be 0.3 metres.</p> <p>ii. In no case shall a parking area be permitted between a building and the front lot line.</p>
RMD	X2	<ul style="list-style-type: none"><li>- <i>Additional Residential Unit</i></li><li>- <i>Bed and Breakfast Establishments</i></li><li>- <i>Community Centre</i></li><li>- <i>Day Care, Private Home</i></li><li>- <i>Dwelling, Detached</i></li><li>- <i>Dwelling, Semi Detached</i></li><li>- <i>Dwelling, Townhouse</i></li><li>- <i>Dwelling, Stacked Townhouse</i></li><li>- <i>Dwelling, Back-to-Back Townhouse</i></li><li>- <i>Home Occupation</i></li><li>- <i>Library</i></li><li>- <i>Multiplex</i></li><li>- <i>Park</i></li><li>- <i>School</i></li><li>- <i>Stormwater Management Facility</i></li></ul>	<p><b>DEFINITIONS</b></p> <p>The additional definitions of the RMD-X1 Zone shall apply.</p> <p><b>Multiplex</b> means a residential building with two, three, or four units – also called a duplex, triplex, or fourplex, as defined by the Zoning By-Law. In order to qualify as a duplex, triplex, or fourplex, at least one dwelling unit must be entirely or partially above another. A dwelling unit within a <i>multiplex</i> is not a principal dwelling that can contain an Additional Residential Unit.</p> <p><b>ZONE STANDARDS</b></p> <p><b>For Back Back-To-Back Townhouse Dwellings, Common Element Townhouse Dwellings, Freehold Townhouse Dwellings, Townhouse Dwellings And Stacked Townhouse Dwellings</b></p> <p>The Zone Standards of the RM-X Zone shall apply.</p> <p><b>For Dwelling, Detached and Multiplex</b></p> <p><b>Lot Area</b> (Minimum, Per Dwelling Unit): 224m<sup>2</sup></p> <p><b>Lot Frontages</b> (Minimum): Corner Lot per dwelling unit: 11m Other Lots, per dwelling unit: 8m</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><b>Building Area (Maximum):</b> 50% <b>Yards:</b> <b>Front Yard</b> (Minimum): Front wall of attached <i>private garage</i>: 6m Front wall of <i>main building</i>: 4.5m <b>Exterior Side Yard</b> (Minimum): 3m <b>Rear Yard</b> (Minimum): 6m, except 1.5m to a garage abutting a rear lane within a minimum of 5 metres between the detached garage and the dwelling unit. <b>Interior Side Yards</b> (Minimum): 1.2m and 0.6 <b>Building Heights</b> (Maximum): 12.5m <b>Landscape Area</b> (Minimum): 35%</p> <p><b>For Dwelling, Semi-Detached</b></p> <p><b>Lot Area</b> (Minimum, Per Dwelling Unit): 190m<sup>2</sup> <b>Lot Frontages</b> (Minimum): <i>Corner Lot</i> per dwelling unit: 9.75m Other <i>Lots</i>, per dwelling unit: 6.75m <b>Building Area (Maximum):</b> 55% <b>Yards:</b> <b>Front Yard</b> (Minimum): Front wall of attached <i>private garage</i>: 6m Front wall of <i>main building</i>: 4.5m <b>Exterior Side Yard</b> (Minimum): 3m <b>Rear Yard</b> (Minimum): 6m, except 1.5m to a garage abutting a rear lane with a minimum of 5 metres between the detached garage and the dwelling unit. <b>Interior Side Yards</b> (Minimum): 1m, except no interior side yard is required where abutting lots share an above grade common wall. <b>Building Heights</b> (Maximum): 12.5m <b>Landscape Area</b> (Minimum): 35%</p> <p><b>ADDITIONAL PROVISIONS</b></p> <p><b>For Non-Market Housing</b></p> <p>The provisions of this By-law shall not apply to prevent the use of any land, building or structure in a <i>Residential Zone</i> for <i>Non-Market Housing</i> provided that such use, building or structure complies with the standards of the Zone in which it is located.</p>
RM	X	<ul style="list-style-type: none"><li>- <i>Additional Residential Unit</i></li><li>- <i>Building, Apartment</i></li><li>- <i>Day Care, Private Home</i></li><li>- <i>Dwelling, Townhouse</i></li><li>- <i>Dwelling, Stacked Townhouse</i></li><li>- <i>Dwelling, Back-to-Back Townhouse</i></li><li>- <i>Dwelling, Back-to-Back Stacked Townhouse</i></li><li>- <i>Home Occupation</i></li></ul>	<p><b>DEFINITIONS</b></p> <p>The additional definitions of the RMD-X1 Zone shall apply.</p> <p><b>ZONE STANDARDS</b></p> <p><b>For Dwelling, Street Townhouse</b></p> <p><b>Lot Area</b> (Minimum, Per Dwelling Unit): 150m<sup>2</sup> <b>Lot Frontages</b> (Minimum): <i>Corner Lot</i> per dwelling unit: 9m Other <i>Lots</i>, per dwelling unit: 6m <b>Building Area (Maximum):</b> 65% <b>Yards:</b></p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
		<div><div>- Long Term Care Facility</div><div>- Park</div><div>- School</div><div>- Stormwater Management Facility</div></div>	<p><b>Front Yard</b> (Minimum): Front wall of attached <i>private garage</i>: 6m Front wall of <i>main building</i>: 3m <b>Exterior Side Yard</b> (Minimum): 3m <b>Rear Yard</b> (Minimum): 6m, except 1.5m to a garage abutting a rear lane with a minimum of 5 metres between the detached garage and the dwelling unit. <b>Interior Side Yards</b> (Minimum): 1.2m, except no interior side yard is required where abutting lots share an above grade common wall. <b>Building Heights</b> (Maximum): 12.5m <b>Landscape Area</b> (Minimum): 25%</p> <p><b>For Dwelling, Stacked Townhouse</b></p> <p><b>Lot Area</b> (Minimum, Per Dwelling Unit): Nil <b>Lot Frontages</b> (Minimum): 30m <b>Building Area (Maximum)</b>: Nil <b>Outdoor Amenity Area (Minimum)</b>: 8m<sup>2</sup> (per unit) <b>Yards:</b> <b>Front Yard</b> (Minimum): Front wall of attached <i>private garage</i>: 6m Front wall of <i>main building</i>: 3m <b>Exterior Side Yard</b> (Minimum): 3m <b>Rear Yard</b> (Minimum): 6m <b>Interior Side Yards</b> (Minimum): 1.8m, except no interior side yard is required where abutting lots share an above grade common wall. <b>Building Heights</b> (Maximum): 14m <b>Landscape Area</b> (Minimum): 25%, applies to front yard only.</p> <p><b>For Dwelling, Back-to-Back Townhouse</b></p> <p><b>Lot Area</b> (Minimum, Per Dwelling Unit): 75m<sup>2</sup> <b>Lot Frontages</b> (Minimum): Corner Lot per dwelling unit: 8.5m Other Lots, per dwelling unit: 5.5m <b>Building Area (Maximum)</b>: Nil <b>Outdoor Amenity Area (Minimum)</b>: 8m<sup>2</sup> (per unit) <b>Yards:</b> <b>Front Yard</b> (Minimum): Front wall of attached <i>private garage</i>: 6m Front wall of <i>main building</i>: 3m <b>Exterior Side Yard</b> (Minimum): 3m <b>Rear Yard</b> (Minimum): Nil <b>Interior Side Yards</b> (Minimum): 1.5m, except no interior side yard is required where abutting lots share an above grade common wall. <b>Building Heights</b> (Maximum): 12.5m <b>Landscape Area</b> (Minimum): 25%, applies to front yard only.</p> <p><b>For Dwelling, Back-to-Back Stacked Townhouse</b></p> <p><b>Lot Area</b> (Minimum, Per Dwelling Unit): Nil <b>Lot Frontages</b> (Minimum): 30m <b>Building Area (Maximum)</b>: Nil</p>

Zone Prefix	Exception Number	Permitted Uses	Special Standards
			<p><b>Outdoor Amenity Area (Minimum):</b> 8m<sup>2</sup> (per unit)</p> <p><b>Yards:</b></p> <p><b>Front Yard</b> (Minimum): Front wall of attached <i>private garage</i>: 6m Front wall of <i>main building</i>: 3m</p> <p><b>Exterior Side Yard</b> (Minimum): 3m</p> <p><b>Rear Yard</b> (Minimum): Nil</p> <p><b>Interior Side Yards</b> (Minimum): 1.8m, except no interior side yard is required where abutting lots share an above grade common wall.</p> <p><b>Building Heights</b> (Maximum): 14m</p> <p><b>Landscape Area</b> (Minimum): 25%, applies to front yard only.</p> <p><b>For Building, Apartment</b></p> <p><b>Lot Area</b> (Minimum, Per Dwelling Unit): Nil</p> <p><b>Lot Frontages</b> (Minimum): Nil</p> <p><b>Building Area (Maximum):</b> Nil</p> <p><b>Outdoor Amenity Area (Minimum):</b> Nil</p> <p><b>Yards:</b></p> <p><b>Front Yard</b> (Minimum): 3m</p> <p><b>Exterior Side Yard</b> (Minimum): 3m</p> <p><b>Rear Yard</b> (Minimum): 6m</p> <p><b>Interior Side Yards</b> (Minimum): 6m</p> <p><b>Building Heights</b> (Maximum): 6 storeys</p> <p><b>Landscape Area</b> (Minimum): 25%</p> <p><b>ADDITIONAL PROVISIONS</b></p> <p><b>For Non-Market Housing</b></p> <p>The provisions of this By-law shall not apply to prevent the use of any land, building or structure in a <i>Residential Zone</i> for <i>Non-Market Housing</i> provided that such use, building or structure complies with the standards of the Zone in which it is located.</p>

2. Schedule “A”, Zone Map 3 of By-law 2006-50, as amended is further amended for the lands bound by Healey Road to the north, Humber Station Road to the east, the proposed Highway 413 to the south and The Gore Road, and the Greenbelt Plan to the west within the Town of Caledon, Regional Municipality of Peel, from Agricultural “A1”, Environmental Policy Area 2 “EPA2” and Rural Residential “RR” Zones to Environmental Policy Area 2 “EPA2”, Mixed Density Residential “RMD-X1”, Mixed Density Residential “RMD-X2” and Multiple Residential “RM” zones in accordance with Schedule “A” attached hereto. Minor adjustments to the Zone Boundaries shown Schedule “A” can be made without amendment to the by-law to reflect the final approved plan.
3. Pursuant to subsections 24(2) and 24(2.1) of the of the *Planning Act*, this By-law (or portions thereof which are included in Schedule “A” to this By-law) shall only come into full force and effect upon the Future Caledon Official Plan (adopted March 2024) (or the portions thereof effecting the lands shown on Schedule “A” to this By-law) coming into full force and effect.
4. Pursuant to subsections 24(2) and 24(2.1) of the of the *Planning Act*, this By-law shall only come into full force and effect upon the Future Caledon Official Plan (adopted March 2024) coming into full force and effect.

5. A holding provision (H) shall apply to the lands shown on Schedule “A” to this By-law and shall not be lifted until the following conditions have been met:
  - a. Approval of Draft Plan of Subdivision has been issued or where the lands are not subject to a Plan of Subdivision, a Site Plan Approval – Final Summary Letter has been issued by the Town, which approval shall include but not be limited to a determination of the limits and extent of the Environmental Policy Area 1 (EPA1) zone and the location of any stormwater management facilities, road rights of way and essential infrastructure within the EPA, as described in the note on Schedule “A” to this By-law. In the event that the extent of the EPA zone increases in area then the permissions of the relevant EPA zone shall apply and in the event that the EPA zone decreases in area then the permissions of the abutting zone shall apply.
  - b. Only with respect to lands in the Focus Analysis Area, the Applicant has provided written confirmation of clearance from the Ministry of Transportation with regards to the GTA West Corridor / Highway 413 alignment to the Town.
6. Notwithstanding the lands identified on Schedule H of Comprehensive Zoning By-law 2006-50, the provisions of section 4.4 – Additional Residential Units Overlay Zone shall apply to the lands shown on Schedule “A” of this By-law.

Read three times and finally  
passed in open Council on  
the [XX] day of [XXXXXX],  
2024.

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Annette Groves, Mayor

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Kevin Klingenberg, Clerk